



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING

601 Main Street
Post Office Box A
Belmar, NJ 07719

Phone: (732) 681-3700 x225
Fax: (732) 681-3434
Web: www.belmar.com

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____
(Items above to be filled out by the Borough)

(Please Print)
Date Prepared: 12/18/2020 Zone: R-40

Block(s): 171 Lot(s): 14

Site Address: 1707 Surf Ave Belmar NJ 07719

Name of Owner(s): Keith and Katherine Henning

Owner Address: 6 Old Boonton Road Denville NJ 07834

Phone #: 973-886-3575 Email: airmasster@aol.com

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: James P Cutillo License #: 09592

Name of Firm: James P Cutillo & Associates

Firm Address: 593 Newark Pompton Turnpike Pompton Plains NJ

Phone #: 973-831-6161 Email: jpc@cutilloarchitects.com

Name of Attorney Representing Applicant: N/A

Name of Firm: _____

1. Application Request

- a. The applicant is hereby requesting an application for the following:

- | | |
|--|---|
| ☐ Minor Subdivision | ☐ Final Major Site Plan |
| ☐ Preliminary Major Subdivision | ☒ Appeal of Zoning Officer's Decision ("A") |
| ☐ Final Major Subdivision | ☐ Interpretation of Zoning Ordinance ("B") |
| ☐ Conditionally Exempt Site Plan | ☒ Hardship or Flexible Bulk Variance ("C") |
| ☐ Minor Site Plan | ☐ Use Variance ("D") |
| ☐ Preliminary Major Site Plan | |
| ☐ Amended Preliminary, Final or Minor Subdivision | |
| ☐ Amended Preliminary, Final or Minor Site Plan | |

Is a variance or conditional use approval required? Yes If so, please specify the section of the Ordinance: See attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

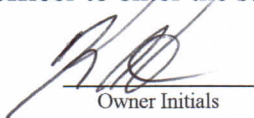
- a. Address: 1707 Surf Ave Belmar NJ
- b. Zoning District: R-40
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)
- | | |
|---|--|
| ☐ Single Family Dwelling _____ | ☐ Accessory Use _____ |
| ☐ Two Family Dwelling _____ | ☒ Addition _____ |
| ☒ Other Residential _____ | ☐ Commercial Structure(s) _____ |
| ☐ Other (Describe) <u>See below</u> | |

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

- e. Provide brief description of proposed development: Applicant is the owner of the property located at 1707 Surf Ave. The existing property is a 2 story 2 bedroom 1.5 Bathroom home. Applicant intends to renovate the existing first floor remove entire second floor and add 1.5 stories on top of existing first floor structure for a total of a 3 bedroom 3 bath home. In so doing the applicant will reduce impervious coverage from 72.3% to 56% by removing existing rear deck and existing concrete walkway. In addition all existing river rock on lawn areas will be replaced with grass

3. Consent for Site Review

- a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Borough of Belmar's Planning Board and Zoning Board of Adjustment as well as any other Borough employee or officer to enter the subject premises for the purpose of performing a site inspection and review.


Owner Initials

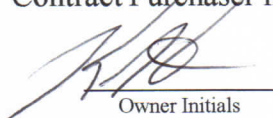
12-23-2020
Date


Applicant Initials

12-23-2020
Date

5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.
- c. Permission is hereby granted to: _____, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.


Owner Initials

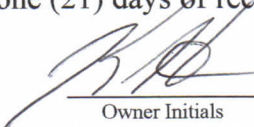
12-23-2020
Date


Applicant Initials

12-23-2020
Date

6. Escrow Agreement

- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Borough of Belmar in the amount of to be held by the Borough in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Borough has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Borough pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Borough, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Borough Code.


Owner Initials

12-23-2020
Date


Applicant Initials

12-23-2020
Date

7. **Final Certification**

Owner

Applicant (if other than owner)

Name: Keith and Katherine Henning

Address: 6 Old Boonton Road Denville NJ
07834

Signature: *Keith Henning* 12-23-2020

Notary Public

Attorney on behalf of Applicant/Owner

Name: David Felix

N/A

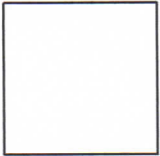
Address: 148A Hastings Ave
Rutherford NJ 07070

Signature: *David Felix*

Stamp:

David Felix
Notary Public
New Jersey
My Commission Expires 3-10-2024
No. 79441

Seal:



Professional Engineer/Architect

Company Name: James P. Costello

Address: 593 Newark Pompano Pike
Pompano Beach, FL

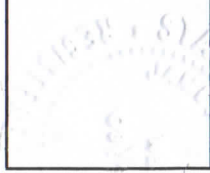
07444

Contact Name: James P. Costello & Assoc's

Signature: 

Date Submitted: 12-23-2020

License No.: 09592



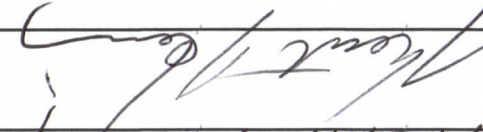
Seal

Street Address of Property: 1707 Surf Ave Belmar NJ

Applicant continued

Company Name:

Address:

Contact Name: Keith Henry
Signature: 

Date Submitted: 12-23-2020

Block: 171
Lot: 14

**BOROUGH OF BELMAR APPLICATION CHECKLIST
SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS**

Keith & Katherine Henning
1707 Surf Ave Belmar Nj

Type of Application

(Check all that apply)

	Minor Subdivision
	Preliminary Major Subdivision
	Final Major Subdivision
	Conditionally Exempt Site Plan
	Minor Site Plan
	Preliminary Major Site Plan

	Final Major Site Plan
X	Appeal of Zoning Officer's Decision ("A" Variance)
	Interpretation of Zoning Ordinance ("B" Variance)
X	Hardship or Flexible Bulk Variance ("C" Variance)
	Use Variance ("D" Variance)

	Amended Preliminary, Final or Minor Subdivision
	Amended Preliminary, Final or Minor Site Plan
	Extension of Time

Notes:

- 1) An application shall not be considered complete until all applicable materials and information specified below have either been submitted, or a WRITTEN "Waiver Request" is made by the applicant for the non-submitted applicable item. Failure to submit a properly completed application checklist is reason for application incompleteness. Items denoted with an "X" are applicable for the type of application being submitted.
- 2) Applications for amended site plans and subdivisions shall comply with all checklist items below for site plans and subdivisions. Applications for extensions of time shall not be subject to the application checklist requirements below.

		Subdivision			Site Plan			Variances					Applicant Mark			Township Mark			
		Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance		Complies	Waiver	N/A	Complies	Does Not Comply	N/A
Item #	Site Plan	Item Description																	

Section 1 - Administrative Completeness Requirements

1	Fourteen (14) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X		X	X	X	X	X	X	X		X				
2	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	X		X	X	X	X	X	X	X		X				
3	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	X	X	X		X	X	X	X	X	X	X		X				
4	Application fee as required by Board Secretary or Borough Engineer.	X	X	X		X	X	X	X	X	X	X		X				
5	Statement of Corporate or other Ownership on the form provided. (if applicable)	X	X	X		X	X	X	X	X	X	X				X		

[illegible]

BOROUGH OF BELMAR APPLICATION CHECKLIST SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Section 2 – Plat Requirements

Keith & Katherine Henning

1707 Surf Ave Belmar NJ

[illegible]

BOROUGH OF BELMAR APPLICATION CHECKLIST SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Section 3 - General Plan Information Requirements
Keith & Katherine Henning
1707 Surf Ave Belmar NJ

		Subdivision			Site Plan			Variances					Applicant Mark			Borough Mark			
Item #	Item Description	Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance		Complies	Waiver	N/A	Complies	Does Not Comply	N/A
27	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.	X	X	X		X	X	X	X	X	X	X		X					
28	Sheet size shall be no smaller than 11" x 17", 24" x 36" or 30" x 42".	X	X	X		X	X	X	X	X	X	X		X					
29	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filed Map, etc.) of the meridian shall be identified.	X	X	X		X	X	X	X	X	X	X		X					
30	Key map showing location of parcel to be considered in relation to surrounding area, with two hundred foot (200') offset shown and block and lots labeled.	X	X	X		X	X	X	X	X	X	X		X					
31	Title block containing contact information of professional, lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	X	X	X		X	X	X	X	X	X	X		X					
32	Parking plan showing spaces, size, and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.	X	X	X		X	X	X											
33	Site Triangles	X	X	X		X	X	X											
34	Landscaping Plan	X	X	X		X	X	X	X	X	X	X				X			

Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package
Keith&Katherine Henning
1707 Surf Ave Belmar

		Subdivision			Site Plan			Variances					Applicant Mark			Borough Mark			
Item #	Item Description	Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance		Complies	Waiver	N/A	Complies	Does Not Comply	N/A
35	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement floor elevations.		X	X			X	X								X			
36	Locations of any solid waste and recyclable storage facilities.				X	X	X	X								X			
37	Details for the construction of any on-site improvements (i.e. curb, pavement, fences, sidewalk, lighting, etc.).	X	X	X	X	X	X	X								X			

Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package

38	Drainage Plan		X	X	X	X	X	X							X			
39	Utility Plan.		X	X	X	X	X	X							X			
40	Lighting Plan including luminaire calculations, specifications and details		X	X	X	X	X	X							X			
41	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirement calculations and actual number of spaces provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).		X	X	X	X	X	X							X			
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X	X							X			

Zoning Board of Adjustment Application

Keith&Katherine Henning

Property Location

1707 Surf Ave Belmar

Variance Requests

	Required	Existing	Proposed
Lot Area (Pre-existing Non-conforming)	4000 Sq. Ft	2,400 Sq. Ft	2,400 Sq. Ft
Max Building coverage (Pre-existing Non-conforming)	30%	43.8%	43.8%
Max Lot Coverage (Pre-existing Non-conforming)	55%	72.3%	56%
Parking (Pre-existing Non-conforming)	2 Spots	2 Spots	2 Spots
Rear yard setback (Pre-existing Non-conforming)	25 Ft	2'-1" (Garage) 11'-7" (House)	2'-1"(Garage) 11'-7"(House)
Side Yard set back (Pre-existing Non-conforming)	5 Ft	2" (Garage)	2" (Garage)
Building over Porch (Article 7.9) (Pre-existing Non-conforming)			

Any other variances deemed necessary by the Board of Adjustment

1707 SURF AV

171/14

11/21/20

1- BUILDING WITHIN THE REAR AND
SIDE YARD SETBACK.

WHAT WILL THE SO CALLED GARAGE BE USED
FOR AS IT WILL NOT BE ABLE TO STORE
A MOTOR VEHICLE.

2- THIS WILL REQUIRE A PARKING VARIANCE
FOR 2- 9x20 SPACES, ONE PROPOSED
HOW MUCH OF THE 1ST FLOOR WILL BE
DEMOLISHED AND WILL THE REAR DECK
REMAIN, THE RIGHT REAR IS OVER THE
PROPERTY.

3- BUILDING OVER THE PORCH IS NOT
PERMITTED ARTICLE 7.9

4- NEED THE CALCULATIONS FOR THE 1/2
STORY DEFINITION, ARTICLE 2

5- CURRENTLY YOU ARE OVER ON LOT
COVERAGE BY 20% AND OVER ON
BUILDING COVERAGE BY 13%. I'LL NEED
THE SURVEYOR TO CALCULATE THIS ON
THE PLOT PLAN

6- NEED A LOCATION OF MECHANICAL EQUIPMENT
ON THE SURVEYOR

WILL THE FRONT PORCH REMAIN

7- NEED AVERAGE FRONT YARD SETBACK FOR ADJACENT
PROPERTIES



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
601 Main Street
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Phone: (732) 681-3700 x225
Fax: (732) 681-3434
Web: www.belmar.com

MINOR LAND USE – ZONING PERMIT

BLOCK: 171 LOT: 14 SITE ADDRESS: 1707 SUFF AVE BELMAR

PROPERTY USE: ☒ Residential Single Family ☐ Residential Multi-Family # of units ____ ☐ Commercial

PROPOSED PROPERTY USE/TYPE OF CONSTRUCTION: (CHOOSE ONE)

- | | | | |
|--|--|--|--|
| ☐ Minor Subdivision | ☐ Major Subdivision | ☐ New House | ☒ Addition |
| ☐ Accessory Use | ☐ Driveway | ☐ Swimming Pool | ☐ Sign/Awning |
| ☐ Deck/Porch | ☒ A/C Unit | ☐ Fence | ☐ Generator |

If other, please describe: _____

Brief description of proposal: BUILD 1.5 STORIES ABOVE
EXISTING 1 STORY STRUCTURE

IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal. Setbacks and Calculations must be on plan and certified by a licensed professional.

The following information is required:

Lot Size: 2400 SF Zone: R-40
Setbacks: Front yard: 11.93 Rear yard: 2.02 Side Yard: 6.19 Total Side: 106.21

A/C Unit and Generator Setback: 10'

Building Coverage: Existing: 43 %

Proposed: 43 % NO CHANGE 30

Impervious Coverage: Existing: 75 %

Proposed: 75 % NO CHANGE 55

Floor Area Ratio: Existing: 49 %

Proposed: 73 % 78

Height of Structure: Existing: 29'

Proposed: 34.5' 35

The following information is required if applicable: Effective Flood Zone: _____

Advisory BFE: _____

Preliminary BFE: _____

*If the property is in a flood zone a floodplain development permit application must be completed when submitting for construction permits.

X ZONE

Owner/Agent's Name: Keith Henning Date: 11-17-2020
(please print)

Owner/Agent's Signature: Keith Henning

Telephone #: 973-886-3575 Email Address: AMASSTER@AOL.COM

(Zoning Officer Review)

☐ Approved ☒ Denied Date: 11-21-20 Signature: TB

(Floodplain Administrator Review if applicable)

☐ Approved ☐ Denied Date: _____ Signature: _____

Notes: _____

Application Fees: Residential Home \$150 – Residential Addition \$75 – Non-Residential Use \$375 – Commercial Other \$75
Fence/Signs/Awnings/Air Conditions/Generators/Other \$50 – Minor/Major Subdivision \$75
Swimming Pool/Deck/Porch/Patio/Driveway - \$65.00

☐ Cash ☐ Check Date Paid: _____

BOROUGH OF BELMAR
P.O. BOX A
BOROUGH OF BELMAR, NJ 07719
732-6813700

MUNICIPAL
RECEIPT
OF PAYMENT

BATCH CONTROL NO: 40448
DATE: November 18, 2020
TIME: 10:21:02 am

November 18, 2020 10:21:13AM

Owner In Fee:	HENNING, KEITH & KATHERINE	Block :	171	Lot :	14
Address :	6 OLD BOOTON ROAD	Payee :	block llc		
	DENVILLE NJ 07834	Site Address:	1707 SURF AVENUE		
Telephone:			BELMAR		

PAYMENT SUMMARY

Account	Cash Amount	Check Amount	Check Number	CC Amount	Total Amount	Receipt Number	Trans Number
MINOR LAND USE							
	\$0.00	\$75.00	1134	\$0.00	\$75.00		40448
Sub Total :	\$0.00	\$75.00		\$0.00	\$75.00		
Grand Total:	\$0.00	\$75.00		\$0.00	\$75.00		

1707 SURF AV

171/14

11/21/20

1 - BUILDING WITHIN THE REAR AND SIDE YARD SETBACK.

WHAT WILL THE SO CALLED GARAGE BE USED FOR AS IT WILL NOT BE ABLE TO STORE A MOTOR VEHICLE.

2 - THIS WILL REQUIRE A PARKING VARIANCE FOR 2- 9x20 SPACES, ONE PROPOSED HOW MUCH OF THE 1ST FLOOR WILL BE DEMOLISHED AND WILL THE REAR DECK REMAIN, THE RIGHT REAR IS OVER THE PROPERTY.

3 - BUILDING OVER THE PORCH IS NOT PERMITTED ARTICLE 7.9

4. NEED THE CALCULATIONS FOR THE 1/2 STORY DEFINITION, ARTICLE 2

5. CURRENTLY YOU ARE OVER ON LOT COVERAGE BY 20% AND OVER ON BUILDING COVERAGE BY 13%. I'LL NEED THE SURVEYOR TO CALCULATE THIS ON THE PLOT PLAN

6 - NEED A LOCATION OF MECHANICAL EQUIPMENT ON THE SURVEYOR

WILL THE FRONT PORCH REMAIN

7 NEED AVERAGE FRONT YARD SETBACK FOR ADJACENT PROPERTIES
OVER

8. BUILDING IN THE 25 FT REAR YARD
SETBACK

1707 SURF AV

171/14

11/21/20

1 - BUILDING WITHIN THE REAR AND SIDE YARD SETBACK.

WHAT WILL THE SO CALLED GARAGE BE USED FOR AS IT WILL NOT BE ABLE TO STORE A MOTOR VEHICLE.

2 - THIS WILL REQUIRE A PARKING VARIANCE FOR 2- 9x20 SPACES, ONE PROPOSED HOW MUCH OF THE 1ST FLOOR WILL BE DEMOLISHED AND WILL THE REAR DECK REMAIN, THE RIGHT REAR IS OVER THE PROPERTY.

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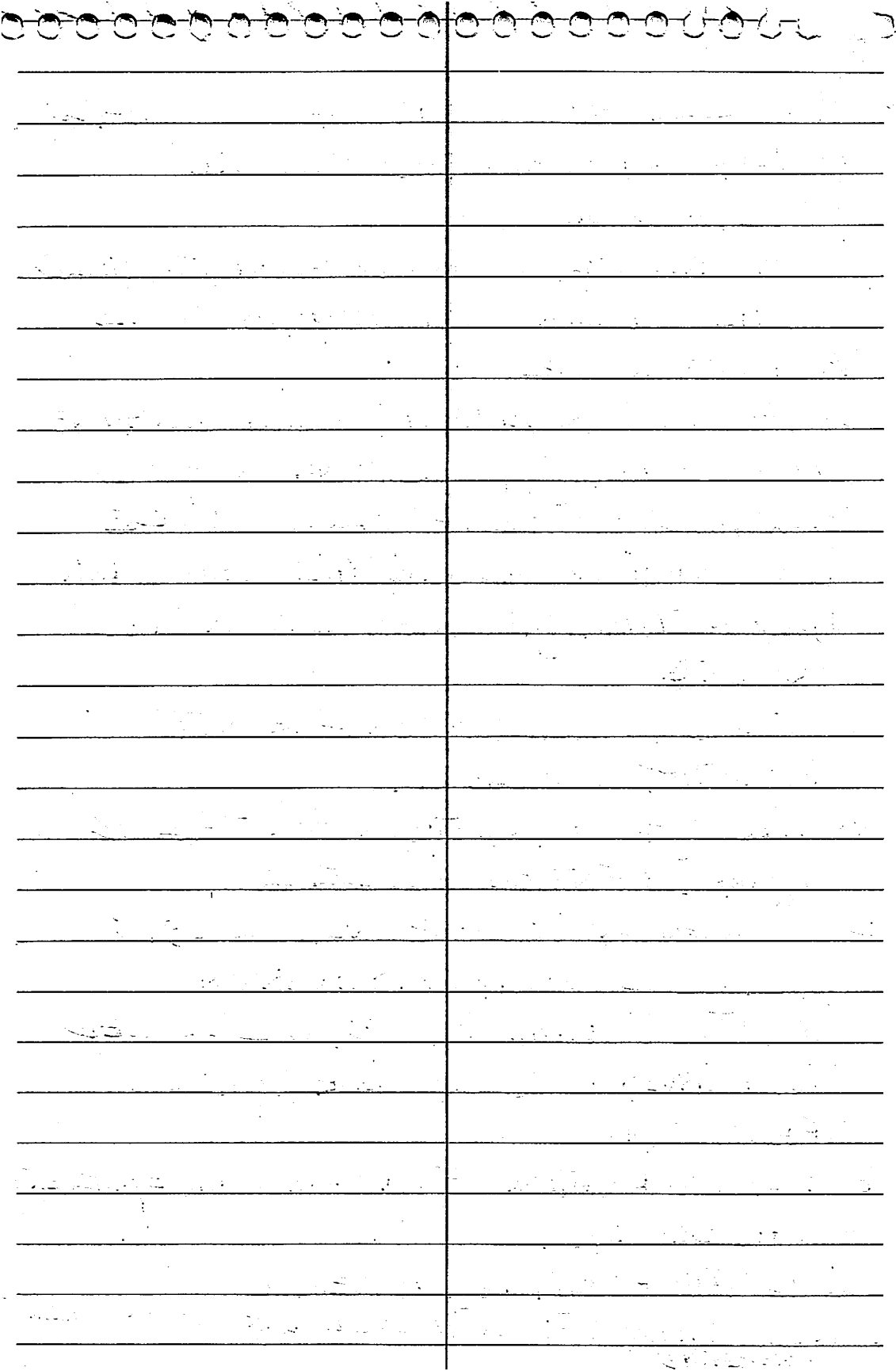
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WILL THE FRONT PORCH REMAIN

7 NEED AVERAGE FRONT YARD SETBACK FOR ADJACENT PROPERTIES



ZONING REQUIREMENTS

RESIDENTIAL R-40		REQUIRED	EXISTING	PROPOSED
MINIMUM	LOT SIZE	4,000 S.F.	2,400 S.F.*	2,400 S.F.*
	LOT WIDTH	40 FT.	40 FT.	40 FT.
	FRONT YARD PORCH	12.58 FT. AVG.	12.0 FT. *	12.0 FT *
	FRONT YARD HOUSE	20.35 FT. AVG.	20.0 FT. *	20.0 FT. *
	SIDE YARD	5 FT.	6.1/0.2 FT. *	6.1/0.2 FT*
	LOT DEPTH	—	—	—
	REAR YARD	25 FT.	2 FT.*	2 FT.*
MAX	BLDG. HEIGHT	35 FT	20 FT +/-	34'4 FT +/-
	BLDG. STORIES	2.5 ST	2 ST	2.5 ST
	LOT COVERAGE	55%	72.3%*	56%
	BLDG. COVERAGE	30%	43.8%*	43.8%*

* EXISTING NON-CONFORMING

FLOOR AREA RATIO:

EXISTING FIRST FLOOR AREA: 676 SF
PROPOSED 2ND FLOOR AREA: 869 SF
PROPOSED ATTIC AREA: 268 SF
TOTAL FLOOR AREA: 1,813 SF (75.5%)
LOT AREA: 2,400 SF
REQUIRED F.A.R.: 2,400 X 78% = 1,872 SF

HALF STORY CALCULATION:

BOROUGH OF BELMAR ZONING DEFINITION: 358 S.F. (@ 5' AND HIGHER)
869 SF SECOND FLOOR AREA = 41% (869 / 358 = 41%)
THEREFOR THE HALF STORY AS DESIGNED MEETS THE BOROUGH'S DEFINITION OF A HALF STORY

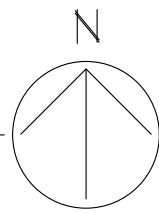
PARKING:

2 SPACES REQUIRED
2 SPACES PROVIDED
(1 IN FRONT YARD) *



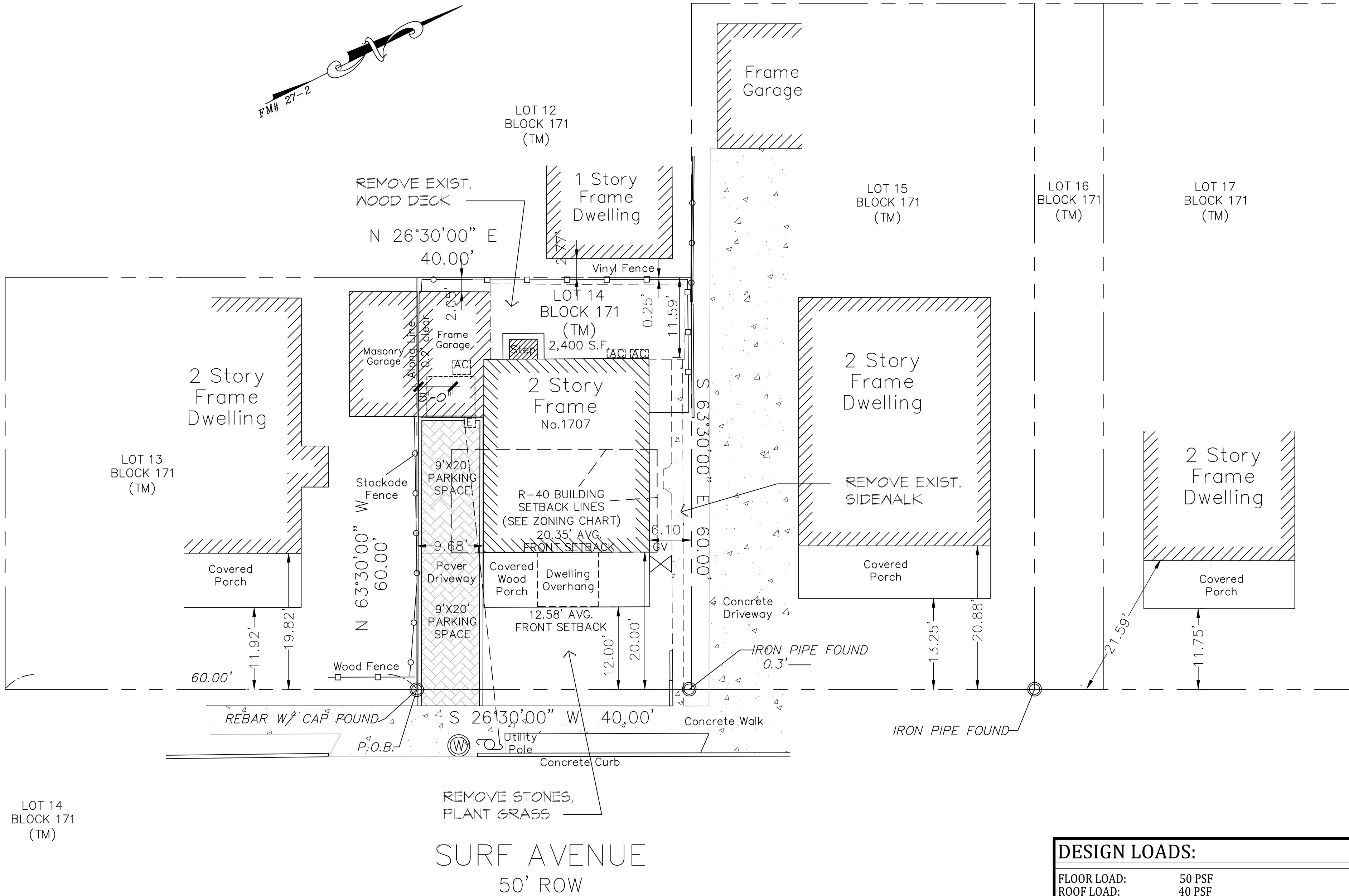
KEY MAP

SCALE: NONE



P.I.Q.

EIGHTEENTH AVENUE
60' ROW



PROPOSED PLOT PLAN

SCALE: 1"=10'

APPLICATION DATA:

OWNER/APPLICANT:
KEITH & KATHERINE HENNING
6 OLD BOONTON ROAD
DENVER, CO 80244
(973) 227-0770
KHENNING@AIRMMASTERING.COM

ADDRESS OF PROPERTY:
1707 SURF AVE.
BELMAR, NJ 07715
LOT 14 BLOCK 171

APPROVALS:

SIGNATURE: _____ DATE _____
ZONING BOARD OF ADJUSTMENT CHAIRPERSON

SIGNATURE: _____ DATE _____
ZONING BOARD OF ADJUSTMENT SECRETARY

DESIGN LOADS:

FLOOR LOAD: 50 PSF
ROOF LOAD: 40 PSF
SNOW LOAD: 30 PSF
WIND SPEED: 100 MPH

LIST OF CODES:

2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2018 I.E.C.C. NJ EDITION (RESIDENTIAL)
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE

PROJECT DATA: R-40 ZONE

CONSTRUCTION TYPE: VB
CONSTRUCTION CLASS: III
USE GROUP: R-5
CONSTRUCTION VOLUME AFFECTED: 22,060 CF
FIRST FLOOR AREA ADDED: EXIST.
SECOND FLOOR AREA ADDED: 869 SF
ATTIC FLOOR AREA ADDED: 268 SF
TOTAL LIVING AREA ADDED: 1,137 SF
ADDED LAND AREA DISTURBED: NONE
BUILDING HEIGHT @ NEW ADDITION: 34'-4" +/-

JAMES P. CUTILLO
ASSOCIATES

ARCHITECTS NJ No. 09592 PLANNERS NY No. 025612
Jpc@cutilloarchitects.com 973-831-6161

PROPOSED ADDITION & ALTERATIONS
FOR:
MR. & MRS. K. HENNING
1707 SURF AVE
BELMAR, NJ 07715

date: 12-24-20
scale: AS NOTED
drawn by: JC
checked by: JPC

PLOT PLAN
KEY MAP
ZONING
PROJECT DATA

job no.
20-107
drawing no.
AI
OF
3

architects seal and signature

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times remain the possession and ownership of the
copyright owner. Any further reproduction or other use
of this drawing is prohibited without written consent.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



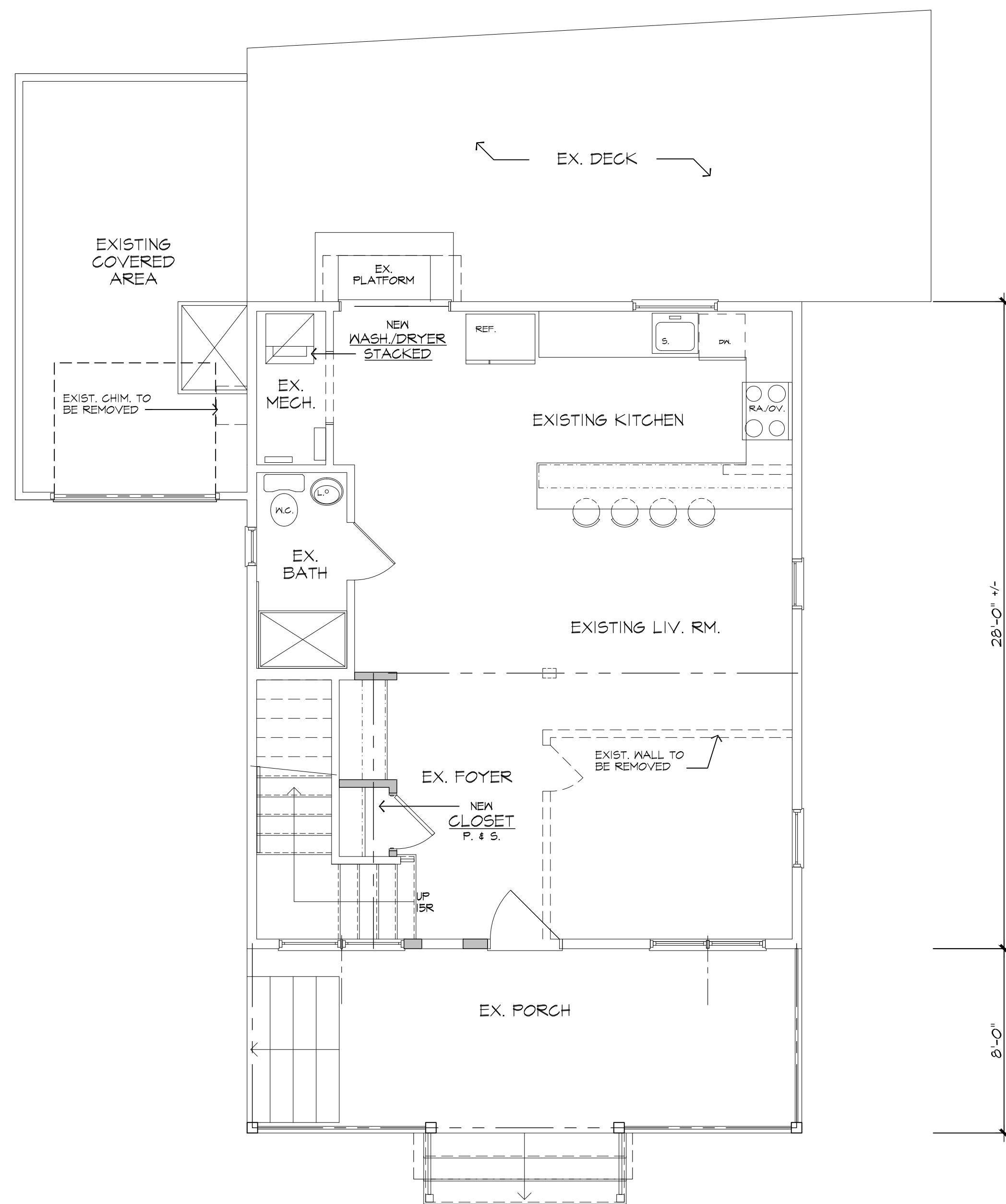
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

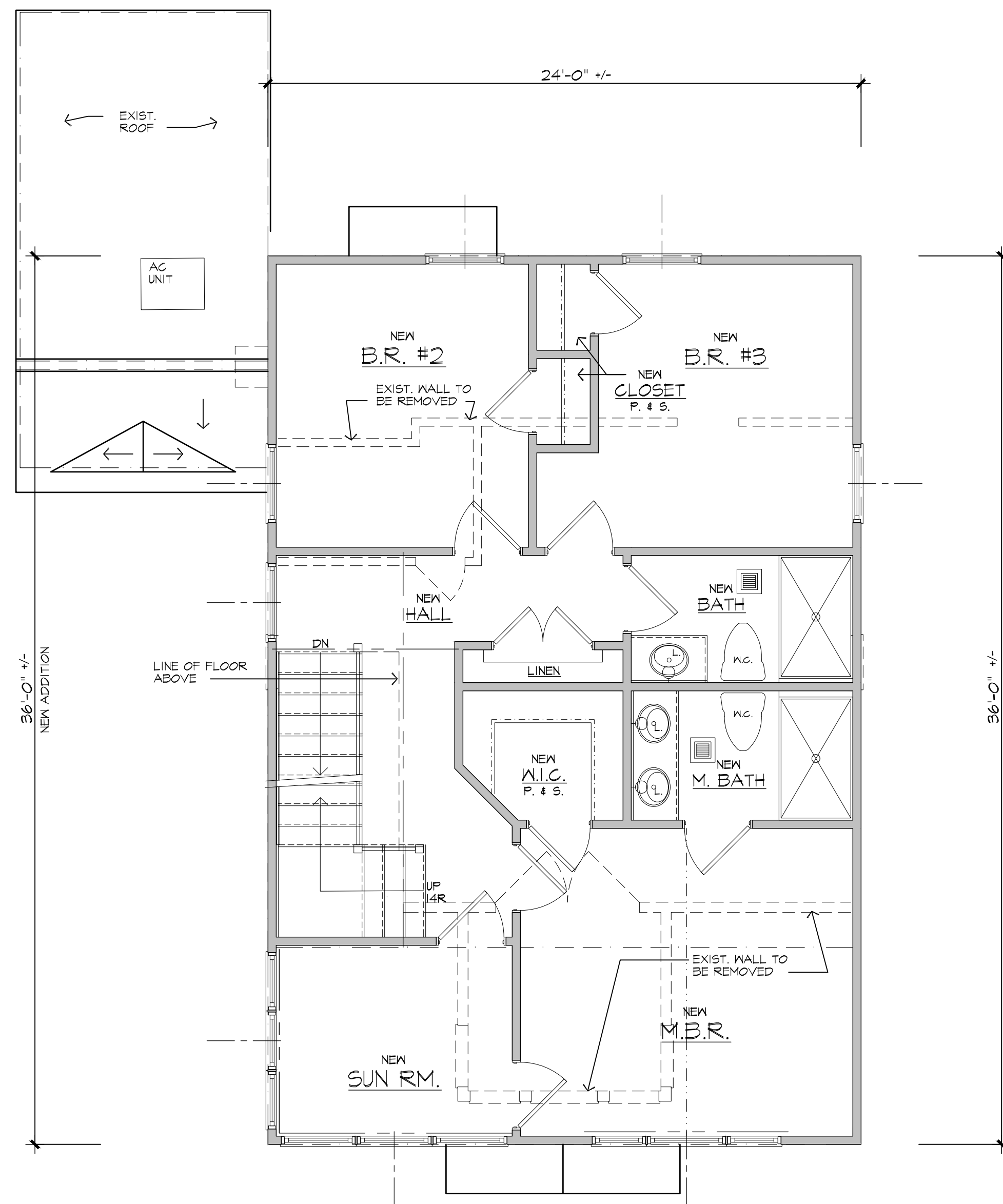
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JAMES P. CUTILLO ASSOCIATES ARCHITECTS NJ No. 09592 PLANNERS No. 4485 593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444 jpc@cutilloarchitects.com 973-831-6161		PROPOSED ELEVATIONS job no. 20-107
PROPOSED ADDITION & ALTERATIONS FOR: MR. & MRS. K. HENNING 1707 SURF AVE BELMAR, NJ 07715		date: 12-24-20 scale: 1/4" = 1'-0" drawn by: JPC checked by: JPC
architects seal and signature		drawing no. V2 2 OF 3



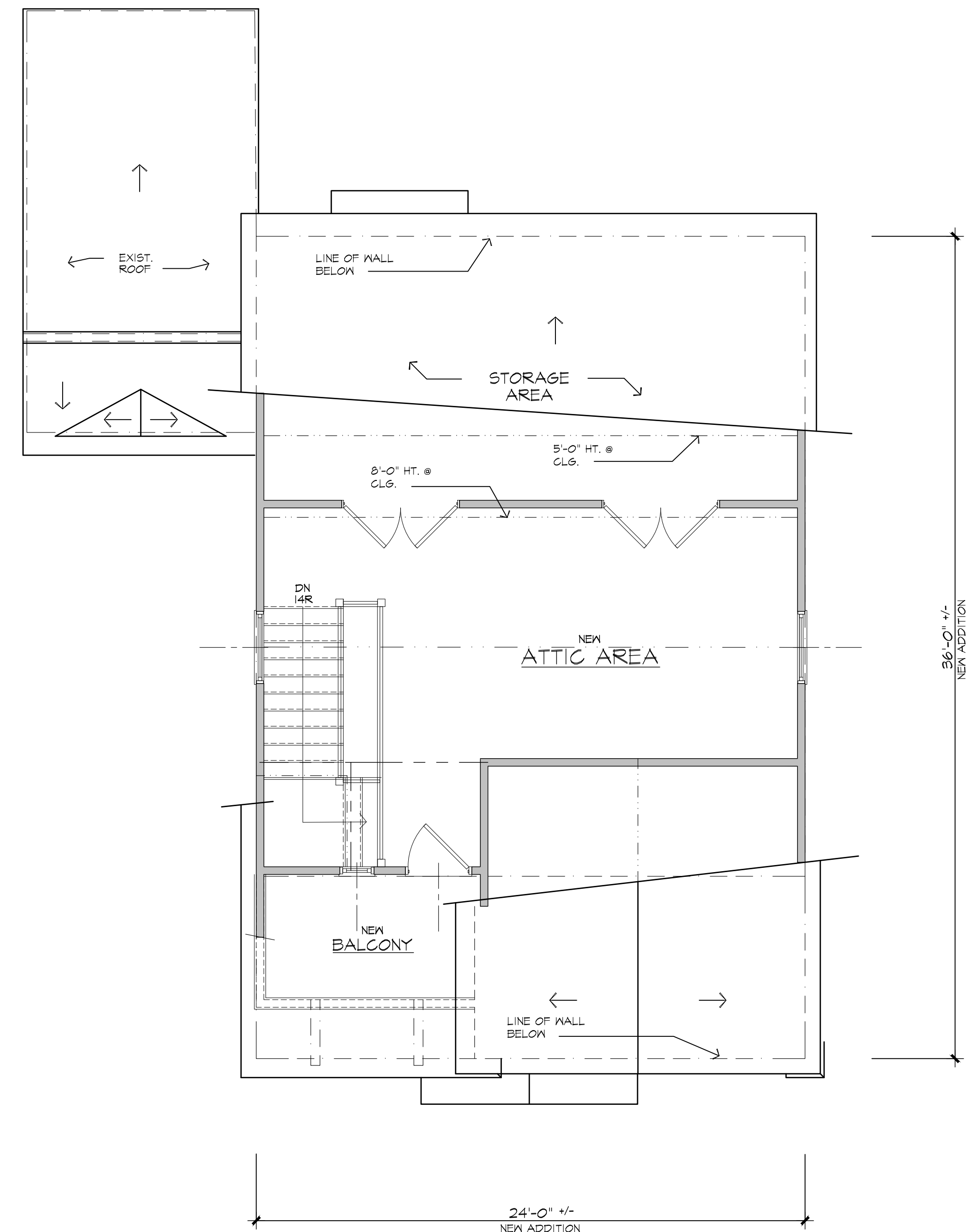
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

676 SQ. FT.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

869 SQ. FT.



ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

268 SQ. FT.

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CONSTRUCTION LEGEND	
	NEW WALL, DOOR & WINDOW
	EXISTING WALL, DOOR & WINDOW TO REMAIN
	EXISTING WALL, DOOR & WINDOW TO BE REMOVED

JAMES P. CUTILLO ASSOCIATES ARCHITECTS NJ No. 09592 PLANNERS No. 4485 Jpc@cutilloarchitects.com 973-831-6161 593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444		PROPOSED FLOOR PLANS	
		PROPOSED ADDITION & ALTERATIONS FOR: MR. & MRS. K. HENNING 1707 SURF AVE BELMAR, NJ 07715	date: 12-24-20 scale: 1/4" = 1'-0" drawn by: JJC checked by: JPC
VARIANCE		drawing no. V3 3 OF 3	job no. 20-107

Zoning Board of Adjustment Application

Keith&Katherine Henning

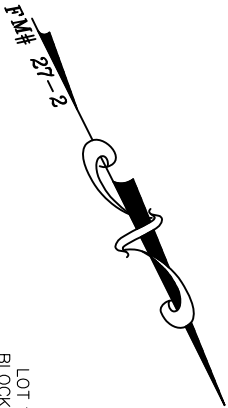
Property Location

1707 Surf Ave Belmar

Variance Requests

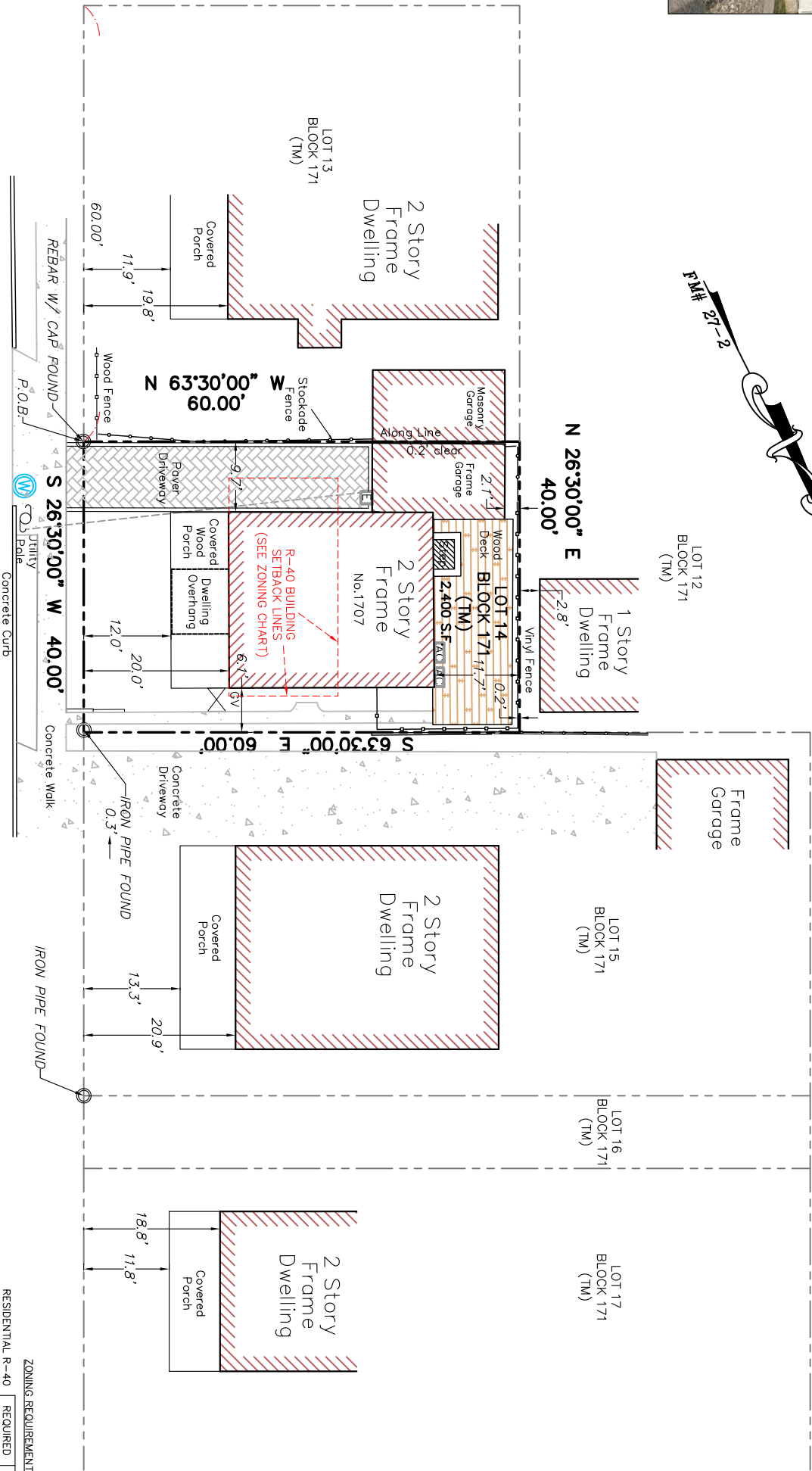
	Required	Existing	Proposed
Lot Area (Pre-existing Non-conforming)	4000 Sq. Ft	2,400 Sq. Ft	2,400 Sq. Ft
Max Building coverage (Pre-existing Non-conforming)	30%	43.8%	43.8%
Max Lot Coverage (Pre-existing Non-conforming)	55%	72.3%	56%
Parking (Pre-existing Non-conforming)	2 Spots	2 Spots	2 Spots
Rear yard setback (Pre-existing Non-conforming)	25 Ft	2'-1" (Garage) 11'-7" (House)	2'-1"(Garage) 11'-7"(House)
Side Yard set back (Pre-existing Non-conforming)	5 Ft	2" (Garage)	2" (Garage)
Building over Porch (Article 7.9) (Pre-existing Non-conforming)			

Any other variances deemed necessary by the Board of Adjustment



EIGHTEENTH AVENUE

60' ROW



This survey certified to:
KEITH AND KATHERINE HENNING

LOT 15
BLOCK 171
(TM)

SURF AVENUE

50' ROW

Notes:
Field Survey Performed on 12/09/20
Subject to an accurate title search
Subject to documents of record

This survey references:
Deed Book 9438 Page 7733
Monmouth County Filed Map No. 27-2
Survey of Property by JMH Associates dated 06/28/2014
KNOWN AND DESIGNATED as the rear portion of Lots 3, 4 and 5 in Block 14 as shown on a certain map entitled, "Map of Belmar Park Tract" filed in the Monmouth County Clerk's Office on August 3, 1908 as Map No. 27-2.

SURVEY OF PROPERTY

Tax Lot 14 - Block 171

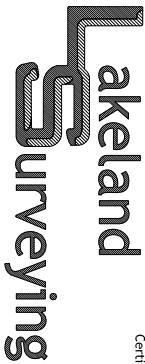
1707 Surf Avenue, Borough of Belmar
Monmouth County, New Jersey

FIELD: JRS
DWN BY: JWS
CHECKED: JSG
DATE: 12/10/20

PROJECT NUMBER
203809

SCALE
1"=20'

4 West Main Street | Rockaway | NJ | Pn: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com



Certificate of Authorization
#24GA28090000

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. U.C. No. 24GS04132900
Jeffrey S. Grunn N.J. P.L.S. U.C. No. 24GS04339900

ZONING REQUIREMENTS			
RESIDENTIAL R-40		REQUIRED	EXISTING
LOT SIZE	4,000 S.F.	2,400 S.F.*	
LOT WIDTH	40 FT.	40 FT.	
FRONT YARD	20 FT.	20.0 FT.	
SIDE YARD	5 FT.	6.1/9.7 FT.	
LOT DEPTH	-	-	
REAR YARD	25 FT.	11.7 FT.*	
BLDG. HEIGHT	35 FT	20 FT +/-	
BLDG. STORIES	2.5 ST	2 ST	
LOT COVERAGE	55%	72.3%*	
BLDG. COVERAGE	30%	43.8%*	

* EXISTING NON-CONFORMING

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision. In accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.

GRAPHIC SCALE



1 inch = 20 ft.









View from North



view from South



View from West

First floor bedroom



Second floor bedroom





Second floor bathroom